

**JAMUL DULZURA
COMMUNITY PLANNING GROUP
FINAL MINUTES**

**Tuesday, November 9, 2010
(Approved December 14, 2010)
Oak Grove Middle School Library
7:30 pm**

1. **Call to Order:** Dan Kjonogaard called the meeting to order at 7:30 p.m.
2. **Roll Call Present:** Frank Hewitt, Krishna Toolsie, Jonathan Shultz, Yvonne Purdy-Luxton, Randy White, Dale Fuller, Earl Katzer, Michael Casinelli, and Dan Kjonogaard

Absent: James Talbot, Steve Wragg,

Excused: Janet Mulder, Judy Bohlen, Dan Neirinckx, and Seat 14 is Vacant

NOTE: Because there was no Secretary or Vice Chair at the meeting Dan Kjonogaard, Chair, took notes and conducted the meeting.

3. **Motion to approve the Agenda for November 9, 2010 (as corrected) as posted 72 hours before the meeting. Corrected date on agenda for approval, deleted item #6, MUP10-034 per DPLU request. Corrected minutes of October 26 and November 1, 2010 to reflect corrections as submitted by SDG&E and to note that Dan Kjonogaard adjourned the meeting of October 26, 2010 not Dan Neirinckz. Motion carried unanimously.**
4. **Open Forum - Opportunity for public to speak on any item not on the agenda,**
 - a. **Dan Kjonogaard** recognized the resignation of Wythe Davis from the CPG and his contributions; his talents will be missed. We all wish him well in his move and new position.
 - b. **Dan Kjonogaard** announced that there will be three vacant seats for the CPG in January, 2011, there were seven seats for open election in November and only five incumbents filed, and one member is moving from the area. A notice will be placed in the Jamul Shopper, running both in the December and January publications and a notice will be posted at both the Jamul and Dulzura Post Offices announcing these vacancies. Applications can be obtained at the DPLU web site or they can contact Dan K. for a copy. The application period closes at the January 25, 2011 meeting. The applications will be certified by the Registrar of Voters, then a vote will be taken at the February 8, 2011 meeting. Two seats are for four year terms and the third would complete the remaining two-year term. The JDCPG recommendations will be sent to Dianne Jacob for the Board of Supervisors approval, and the new members will be seated after the approval is received.

- c. **Dan Kjonggaard** announced that at the January 11, 2011 meeting, officers for the 2011 year will be selected, Chair, Vice-Chair, and Secretary. Those members of the CPG should consider running for one of these positions.
- d. **Cindy Evans** asked how a member of the public might access the minutes and agendas of the CPG via the internet. **Dan Kjonggaard** told her that they can be accessed at the DPLU web site,

<http://www.sdcountry.ca.gov/dplu/CommunityGroups.html>.

5. **MUP10-032 AT&T Cell Site, 18290 Madre Grande Rd. Dulzura, - Yvonne Purdy-Luxton** introduced **Jim Kennedy**, Technology Associates, representing AT&T who gave an over view of the proposed cell site plan and how AT&T was working to give coverage to the Hwy 94 corridor as well as the Lyons Valley area. **Frank Hewitt** asked where this site was located in the string of sites that AT&T would like to install and how it tied into this string if it were not within visual sight of another. **Jim Kennedy** outlined the areas they would like to place cell sites; Honey Springs Ranch area, (this site) Dulzura, Potrero, Tecate, Campo, and east of Campo. Additionally, the site in Lyons Valley that was pulled from the agenda tonight. This site would have would have a land line access to enable it to function without handing off to another cell site. In scouting potential cell sites they must have; height, commercial power, communication ability independent of cellular, and be on private land or at least, public land that can be used commercially. **Jim** stated that this design used three free standing steel poles, twenty feet in height, each carrying a cross arm that would support the antennas. These poles would be at various locations on the property. The equipment building would be a prefabricated building 11 feet 5 inches by 20 feet, 10 feet 6 ½ inches in height, with three microwave antennas mounted on its roof; total height to the building and the antenna's would be 18 feet. DPLU has been in contact with AT&T and has told them that free standing antennas in rural areas are not allowed and that they should be concealed in faux trees, bushes or by some other means. **Dan Kjonggaard** commented that even if DPLU would allow free standing poles that he felt there is no way this CPG would agree with that condition. **Randy White** asked since there are no trees or bushes in the immediate area, had AT&T considered using faux boulders to camouflage the antennas and equipment. He went on to describe various places where they had been constructed. **Jim** stated that due to the height of the antenna posts and spread of the equipment that it would be cost prohibitive and impractical. **Michael Casinelli** asked what measures were going to be used for sound abatement for the generator. **Jim** stated there is not a permanent generator; there is a plug-in provision for a temporary emergency generator in the event there is a power failure and the back-up batteries lose their charge. **Frank Hewitt** asked if this site have micro wave. **Jim** answered that yes it will and they will be aimed at San Miguel Peak. **Yvonne Purdy-Luxton** questioned how will the equipment building be camouflaged? **Jim** stated that the equipment appearance will be based on the Planning Group's recommendation and shown on his return visit.

Yvonne Purdy-Luxton moved that a faux water tower, not to exceed 35 feet in height, be constructed to be used to contain all of the cellular and microwave antennas. That the equipment enclosure to be in a barn-style configuration. To further condition that if a permanent generator is installed in the future, that it cannot occur without modification to this Major Use Permit. Motion carried unanimously.

- 6. MUP10-034 – AT&T Cell Site, 17497 Lyons Valley Rd, Jamul**
Removed from agenda per DPLU request
- 7. General Plan Update – Dan Kjonggaard** received a letter from DPLU, Devon Muto, Chief, Advanced Planning, requesting a clarification on three items that were going to be presented to the Board of Supervisors at their November 10, 2010 meeting. After conferring with Dan Neirinckx (JDCPG representative on GPU) a response letter was written, all of the items in question had been discussed at previous meetings and voted on. The letter follows:

JAMUL DULZURA COMMUNITY PLANNING GROUP
P.O. Box 613, Jamul, California 91935

November 2, 2010

Devon Muto, Chief, Advanced Planning

Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123

Subject: County of San Diego – General Plan Update: Board of Supervisors Hearing Follow - Up

Dear Mr. Muto,

This letter is in response to your letter dated October 29, 2010, requesting clarification on the Jamul Dulzura Community Planning Group's (JDCPG) position on three items. After conferring with Dan Neirinckx, the following comments should clarify the JDCPG's position.

Recommended Project Land Use Map:

The JDCPG has consistently OPPOSED all of the land use maps, as they would all result in the *blanket type* down zone of rural lands. The Board of Supervisors referral land use map is also opposed, but it is the closest of any of the alternative maps to being acceptable.

Conservation Subdivision Program (Overall):

The JDCPG can support this plan *as long as* it respects our Community Plan limitations. These limitations were addressed at the JDCPG meeting, February 9, 2010. Attached you will find an excerpt of those minutes; see item #6. Briefly, it states; the half-acre minimum lot size for SR-1 is NOT acceptable as it conflicts with the 1-acre minimum lot size per our Community Plan Policy 2, *before it was revised by DPLU*, allegedly to be consistent with the General Plan.

Conservation Subdivision Program (Minimum Lot Sizes):

In this program, minimum lot size for SR-2, SR-4, and SR-10 is per the General Plan lot sizes and the minimum lot sizes for RL-20 is 4 acres and 6 acres for RL-40. The minimum lot size for RL-80 and 160

are not addressed as they do not exist in the Jamul Dulzura Community Plan.

In closing, the JDCPG most strongly opposes any DPLU initiated changes to our Community Plan that occurred after the August 2009 recommendations.

Respectfully,

Dan Kjonogaard,
Chair, Jamul Dulzura Community Planning Group

CC: Supervisor Jacob

8. **Community Evacuation Route Study – Dan Kjonogaard;** DPLU is conducting a pilot study in two planning areas, Valley Center and Jamul Dulzura. This study is to identify populated areas that currently do not have adequate roadways to leave these areas in the event of an emergency. Judy Bohlen represented our CPG in the consultant selection process and she remains as a process review representative. Two other members of the community are also representatives in this process, Stacy Magoffin and Dan Kjonogaard; who met with DPLU and the project consultants October 21, 2010 to review the maps containing the populated areas. They had identified some potential problem areas and ask if our representatives had additional areas. The following areas were identified in no particular ranking; Alta Loma Dr, Beaver Hollow, Lawson Valley, Millar Ranch Rd., Olive Vista, Jamul Highlands, Mother Grundy Truck Trail, Lucky Six and Barrett Smith Road. This process is to identify routes and right of ways that might aid in construction of emergency ingress and egress of these areas and should be completed by the third quarter of 2011. DPLU will be at our December 14, 2010 meeting to give us an update as to their progress and request our input.
9. **POD09-012 – Amendment to County Wireless Telecommunication - Jonathan Shultz;** there are no significant changes that will affect our area, **no action is required.**
10. **Jamul Indian Village Casino Status Report and Recommendations,** nothing to report
11. **SDG&E Jamul Proposed Substation – Dan Kjonogaard;** opened for comments or discussion, no action to be taken at tonight’s meeting. **Krishna Toolsie** commented that he had not seen anything from SDG&E regarding the health issues that had been raised regarding the transmission lines. **Dan Kjonogaard** pointed out that SDG&E had provided a name and contact number for this information and that the public should address her with any questions. From the November 1, 2010 meeting minutes; “The health concerns dealing with the electromagnetic fields should be referred to their expert, **Marilyn Dulich, 858-650-4012.**” **Bill Herde**, resident of Echo Valley, provided two articles on this topic that can be accessed on the internet; *The California EMF Project Findings*, at http://www.powerlinefacts.com/EMF_California%20Project.htm and *Childhood cancer in relation to distance from high voltage power lines in England and Wales: a case study* from BMJ Volume 330 4 June 2005, bmj.com. **Bill** also made reference to the main transmission lines running adjacent to Steele Canyon HS. **Frank Hewitt** pointed out that those lines predate the construction of the HS. **Krishna** asked

Bill where he could access the two studies he made reference too. **Bill** provided the locations (see above).

Randy White stated that if the transmission lines are built on the southern route they should be underground rather than on poles. **Cindy Evans**, resident of Vista Sage, objected that residents of the Vista Sage area would not be notified, missing an opportunity to voice their concerns over the possible siting of the substation at site #2 (The Haven property) when SDG&E comes back to the December 14, 2010 meeting.

Ron Dahlgren, resident of Vista Sage area, echoed Cindy's concern about notification and voiced his concerns about site #2 that included; impact on the wild life, Indian relics, the stream and possible old dam. **Ron** also questioned if SDG&E would be improving Hwy 94 in that area to 4 lanes. **Dan**, in reply to both Cindy and Ron about notification of Vista Sage area residents stated; the planning group requested that SDG&E revisit site #2 due to the illegal grading that took place on the property that removed all the vegetation. That may change the viability of this spot and perhaps they could work with CALTRANS that would facilitate the ingress and egress from this site. Site #2 had been considered early in the site search and had been removed because of issues; it might serve as an alternative to the other four preferred sites. At the December 14, 2010 meeting SDG&E is simply going to give feedback on their findings regarding this site. If this site becomes an option the selection process would be extended and the residents would have an opportunity for comment. **Frank Hewitt** pointed out that during the review of the Los Montanas project that included both sides of Hwy 94 in that area, they were required to dedicate a right of way that could support a six lane highway, but their improvements were only to be four lanes. The planning group had gone on record at that time stating that Hwy 94 should be four lanes from Jamacha Junction to Melody Lane due to existing traffic flow and safety reasons. **Debbie Escobedo**, resident of Echo Valley, asked how the public could get a copy of the map that shows all the locations that have been considered by SDG&E, not just the four sites. **Dan** told her that SDG&E had that map. **Cindy** questioned how the planning group might oppose this through litigation. **Dan** explained that the planning group can only make recommendations, we could not take legal action. Once SDG&E files their application for a new substation with the CPUC there is a short window of opportunity to write letters and object, and possibly make comments at a public hearing on the matter. The CPUC will then make their decision, which would be the time to take legal action if you or a group chose too.

12. JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS

- a.** There were none

Adjournment: **Dan Kjongegaard** adjourned the meeting 8:57 PM, reminding us that the next regular meeting is **December 14, 2010 at 7:30 p.m. at OAK GROVE MIDDLE SCHOOL LIBRARY**

With thanks to Dan Kjongegaard for taking the minutes,
Sent via email by,
Janet Mulder, Secretary

Meeting minutes and agendas can be accessed at
<http://www.sdcounty.ca.gov/dplu/CommunityGroups.html>.